



RATIO DESIGN  
227 FAYETTEVILLE ST  
SUITE 301  
RALEIGH, NC 27601

[RATIODESIGN.COM](http://RATIODESIGN.COM)

## MEETING SUMMARY

<b>PROJECT</b>	Durham Outdoor Aquatics Project
<b>RATIO PROJECT NO</b>	21410.000
<b>DATE/TIME</b>	May 02, 2022; 2:00pm
<b>PURPOSE</b>	Core Team Meeting
<b>HELD AT</b>	Microsoft Teams
<b>PARTICIPANTS</b>	<b>City of Durham</b> Jason Phelan, Stacey Poston, Fallon Thompson (GSD) Mary Unterreiner, Jason Jones, Almira Marshall, Thomas Dawson, Rukea Womack (DPR) <b>Design Team</b> Lisa Esterrich, Andrew Harrell (RATIO) Jackie Turner (JTC) Miklos Valdez (CH)

### **Long Meadow Pool Rebuild Report**

- Design team to provide formal deliverable of why Long Meadow pool may not be rebuilt in the same location. What are the regulatory hurdles, cost implications, and environmental impacts of replacing the pool in the same location?
- You can develop in a floodplain in some cases, but structures will need to be 2-3 feet above the flood elevation
  - Would the bottom of the pool need to be 2-3 ft above elevation or would just the pool deck need to be 2-3ft above flood elevation? What about the pump room and other supporting structures? Design team to confirm.
- Miklos V. to clarify the 25% premium metric (approx. \$1.3 million) stated in the latest analysis, in an expanded report to be first validated by the RATIO team including a civil engineering perspective.
- The expanded analysis should include a diagrammatic concept showing the plan and/or elevation implications of rebuilding the Long Meadow pool that the Durham Building Inspections Department and Stormwater Department could review and advise on whether the pool replacement is feasible or not.

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- Thomas D. to facilitate a conversation with the stormwater department for any permitting issues.
- Recommend to show underground pool equipment room in a section.
- Site engineering should be considered in the new report. Does raising the pool create ADA accessibility issues or downstream flooding impacts?

## ENGAGEMENT

- Mr. James Chavis, PAC 1 facilitator, has reserved Holton Career & Resource Center on 05/17/22 at 6 PM for an association town hall meeting specifically to discuss the Splash & Play project. This is in addition to the regular PAC 1 meeting on 05/21/22.
  - DPR (Rukea W) will take the lead in coordinating the meeting. The intent is to discuss details of the project and answer questions; RATIO will assist staff to prepare a digital presentation.
  - The team would ideally like deliverables about the Long Meadow pool rebuild by May 17th.
  - The 03/19/22 PAC 1 meeting was a time to announce the project and share basic information with boards and a handout of FAQs.
  - Rukea W. and Mary U. suggested attending both the Bimbe block party on 5/18/22 and the 05/17/22 town hall event since they are in different formats and with different groups of people.
  - Jackie T. is not available to attend on May 17<sup>th</sup>. The RATIO team can send presentation slides and boards to staff to present at the meeting. Core team to confirm who should attend this meeting.
  - Jason P. suggested Timmons attend the town hall meeting since there may be questions related to the floodplain. Since Timmons doesn't have scope for engagement, RATIO and Councilman-Hunsaker will consult with them to have the necessary floodplain constraints before May 17<sup>th</sup>.
- For future exhibits and presentations, we should include the positive opportunities of East End and Long Meadow Parks and all of the possible activities permitted in a floodplain instead of merely defending why the Long Meadow pool cannot be rebuilt. Tell a story about how the aquatics project can unify the two parks.
- Park needs to complement the street and vice versa.
- Consider the adjacent city-owned parcels (Sign shop, etc). Mr. Chavis and Councilwoman Freeman, and the public may have had questions or expressed interest in them. How can we show adjacent city-owned parcels on exhibits without suggesting too much?

## Final Survey Comment Integration

- Jackie T. revised the survey based on Mary U's resolved staff comments and sent a link earlier. A new link will be sent out for one final review before distribution.
- JTC will reformat the printed version of the survey to have wider margins, smaller text, and fewer pages among other small changes.
- We need to prioritize finishing and uploading the survey to the project website. We risk losing or delaying opportunities for public input. The deadline to have the survey published is Friday, May 6<sup>th</sup>.

### **Update on Engagement Calendar of Events – DPR & Community Events**

- The team discussed hosting a public engagement event the week of May 23 at the Long Meadow pavilion or the Salvation Army (The Salvation Army is not available).
  - The Long Meadow pavilion may not be large enough but we can rent a large tent(s) to create more covered space. DPR has tents though they are not that large but could help signal the event and provide shade.
  - Suggestion to mark the flood boundaries with flags or landscape paint in Long Meadow Park. Show the public during a walking tour
  - Cookout, food truck, and music will be considered.
  - The Design team would like to start sharing advertising and planning materials with staff for review and approval this week or early next week for this potential event.
- Mary U. will be out of the office for a couple of weeks. Mary U. and the core team to coordinate any planning or coordination tasks needed in advance of her absence. Kelly Miller will support website activities. Also, Rukea W, Almira M, and Cynthia Booth will be available.
- We will not plan on attending the PAC 1 meeting on 05/21/22 since the DPR/RATIO team will be attending the 05/17/22 town hall meeting and the Bimbe Block Party on 5/18, earlier in the week.

### **Stakeholder Interviews**

- Lisa E would like to move forward with stakeholder interviews for a more technical review, identification of preliminary constraints and opportunities for the project, and collaboration on city initiatives.
- Jason P. and Thomas D. to collaborate on the best format for stakeholder interviews such as potential pairings of departments, length of meetings, and approaches.

### **Final Comments on PEP**

- PEP is to be finalized this week. Jackie T. aiming for the end of the day Wednesday to finish the comments and resubmit them to staff and the Residents Committee.

## Review Comments on Existing Conditions Report

- Subconsultant updates should be complete by Wednesday, May 4<sup>th</sup> and therefore RATIO will resubmit the report Friday, May 6<sup>th</sup>.

## Schedule Update

- Lisa E. to meet with Jason P. to discuss schedule updates and then distribute relevant changes to the team.
- In general, Jason P. is ok with prolonging the final presentation to City Council to ensure the planning and preparation are correct.

## Other

- Jason P. has set up a Microsoft Teams folder for the project instead of using the city OneDrive folder. More information to come on what information gets added and if external team members can be added.

## NEXT STEPS

- Memorial Day is a Core Team meeting day. Jason P. to provide more information on rescheduling this meeting.
- Design team to draft the Long Meadow Pool Rebuild Report.
- Lisa E. and Jason P. to meet to discuss any schedule changes particularly with the development of design concepts and the start of Phase 2 engagement, and share any updates with the team.
- Jackie T. to send revised survey link for final review by Mary U. Residents Committee on 5/4/22.
- Jason P. and Thomas D. to organize the stakeholder interviews.
- RATIO to send revised Existing Conditions Report Friday (05/06/22).
- Jackie T. to send revised PEP for final review by everyone.
- Jackie T. to work with Tom D. to identify a date and begin engagement materials for a public open house at Long Meadow Park.

Any additions or corrections to these Minutes should be submitted in writing to RATIO within seven (7) days of receipt. Otherwise, these Minutes stand as correct.

Respectfully submitted,



Andrew Harrell  
Landscape Architectural Graduate

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